C.F. 71.

19 37.

Department of

OFFICE Court of Revenue.

STATION Mangalore.

D.F. No. 2918

Dated 13-10-34

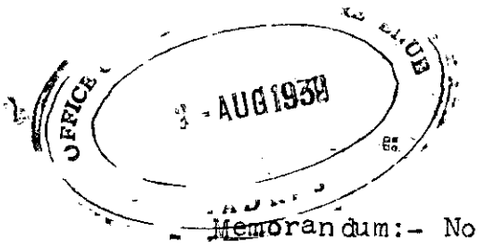
B 3887-38

DESPATCHED
19 OCT 1938

Pages in the file C.F. 10
N.F. ——

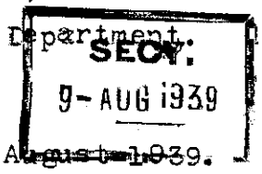
(SUBJECT.)

Town-planning (with Kanara)-
Mangalore Municipality: Kodialbail
East + Ward Schemes- Sale of Govt
lands to the Municipal Council
Method of valuation- report- submitted.



B3889

Revenue Department.



B4

Memorandum:- No. 2529 F/37-9, dated 5th August 1939.

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Town Planning - (South Kanara) - Mangalore Municipality - Kodialbail East and West ward schemes - Sale of Government lands to Municipal Council - Collection of value.

(H)

From the Board of Revenue (Mis.) No. 1468, dated 30th May 1939.

5134 (L)

para 1 of his letter, Ref. No. 6337/37, dated 21/2/38, with the Board's Proceedings, Mis. No. 2277, dated 18th August 1938, the Collector of South Kanara, has reported that after the full development of the proposed town planning scheme, the ultimate value of the lands which are proposed to be sold to the Municipal Council might come to Rs. 4,000/- per acre. He has however, recommended that the 15.64 acres of land might be sold to the Municipal Council at Rs. 500/- per acre in view of the fact that if the Government did not propose to let the Municipality have the lands at a price extremely favourable to it the scheme would have to be dropped and then the Government would not be able to realise even the price of Rs. 7,820/-. The Board of Revenue has recommended the Collector's proposal to sell the lands to the Municipal Council at Rs. 500/- per acre.

2. It has been suggested that the rate of Rs. 500/- per acre is too low and that the Municipal Council might be required to pay a rate of Rs. 1,000 per acre, subject to the condition that the Municipality should exempt from payment of betterment tax not only those lands included in the town planning area which are reserved for Government purposes but all Government land in the area whether reserved or not for Government purposes in view of the concessional rate of land value, proposed to be charged. Assuming that the Municipality sells the land at Rs. 4,000 per acre, it will realise a sum of Rs. 62,560 while it will have to pay to the Government only Rs. 15,640 at Rs. 1,000 per acre. This will leave a balance of about Rs. 47,000 for utilisation by the Municipality on the development of the area against the estimated credit of Rs.50,000/-

under

under sale proceeds of sites and buildings and this appears to be sufficient. The Board of Revenue is requested to offer its remarks on the above suggestion and to ascertain and report whether the Municipal Council is willing to have the land alienated to it on the above terms.

3. Separate action will be taken in the Education and Public Health Department on the Board's recommendation in para 2 of B.P. Mis. No. 1468, dated 30th May 1939 regarding the correction of the schedules.

omit

B. G. Holdsworth,
Secretary to Government.

To the Board of Revenue. ✓

Copy to the Education & P.H. Dept. (with copy of Board's Ref., notes, schedules and a blue print. for further action.)

Forwarded
(By Order)

V Rama Rao

Superintendent.

MVP/C.M.

F.W.S.

M/128
SR
16.8.

Town planning. (S. Kanara) -
Mangalore municipality - Kodial
bail. East and West ward
schemes - Sale of Govt. land
to municipal Council - Collector
of value - Report called for.

A.S.L.R. 16/8

DES. 17 AUG 1939

pp 182 ef.

Read B3889-39 Govt. Memo No. 2529 F/37-9
of S. P. 39 - Paras 142-1

I Rr 6 Collr. 9/8/39.

Ref No. B 3889-39-1 of 14-8-39

To the Collector of —
S. Kanara

Referred to the Collr of
S. Kanara ~~for report~~.

16/8 The Collr is requested to
offer his remarks on the suggestion
contained in para 2 of the Govt Memo
and to report whether the Municipal
Council is willing to have the land
alienated to it on those terms

14/8

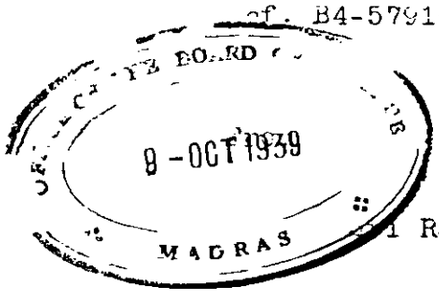
11/8

14/8/39

B4951

of. B4-5791-39.

South Kanara Collector's Office,
Mangalore, dated 6th October 1939.



From Rao Bahadur C. P. Karunakara Menon,
Collector of South Kanara.

To

The Secretary to the Board of Revenue,
Land Revenue & Settlement, Madras.

Sir,

Town Planning - South Kanara - Mangalore Municipality - Kodialbail East and West ward schemes - Sale of Government lands to Municipal Council - Collection of value - Report submitted.

Ref:- Board's Ref. B.3889-39-1 dated 14-8-1939.

****

I am fully in agreement with the suggestions made by the Government. The Municipal Council has agreed to have the land alienated in its favour at the rate of Rs.1000/- per acre subject to the conditions mentioned in Government Memorandum No. 2529-F-37-39 dated 5-8-1939. A copy of the council's resolution is enclosed.

For Collector
7.10.39

Extract from the proceedings of the Mangalore Municipal Council, Dated the 11th September 1939.

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xx xx xx

42. Read letter Ref. B4-5791/39 dated the 25th August 1939 from the Collector of South Kanara communicating a copy of the Government Memorandum No. 2529/F-37-9 dated 4-8-1939 and enquiring whether the Municipal Council is prepared to have the portion of the Urwa Maidan measuring 15.64 acres at a rate of Rs.1,000/- per acre subject to the condition that the Municipal Council should exempt from payment of betterment tax all Government land in the scheme area in view of the concessional rate of land value proposed to be charged

The Council agrees to have a portion of the Urwa Maidan at a rate of Rs.1,000/- per acre subject to the condition mentioned in Government Memorandum No. 2529/F-37-9 dated 5-8-1939.

xx xx xx

Sd/- B. Venkatrao Baliga,
Chairman, M.C.

/TRUE EXTRACT/

Municipal Office, Mangalore,
Dated the 22nd Septr. 1939.

Sd/- xx xx xx
Commissioner, M.M.

/True Copy/

For Collector. 7.10.39

7.10.39

2 W. S.

Town planning – (Santh Kanara) – Mangalore Municipal Kodialbail East & West Ward Schemes – sale of Govt. lands to the Municipal Council – collection of value – report – submitted.

Ref. to Govt. Memo. no. 2529 F/37–9 Dev. d. 5/8/38 & Govt. Memo. no. B 3889 –

Govt. Memo. no. B 4951 – Letter of S. Kanara Ref. B4-5791-38 d. 6/X/38 A mts end.

B.P. Mis. no. 2918 2:N13-10-38

Submitted to the Govt.

2. The Board recommends the alienation of the 15-64 acres of Govt. land to the Mangalore Municipal Council subject to the payment of land value at Rs. 1000 per acre to which it has agreed. The Council has also agreed to the condition that no betterment charges shall be levied ~~from~~ all Govt. land in the scheme area whether reserved for Govt. purposes or not for Govt. purposes.

B.P.Rs. 2918

Dated. 13-X-38.

Single Member.

~~Two Members.~~

~~Full Board.~~

I.A.	A.D.S. and L.R.	Assistant Secretary. Land Rev.	Settlement.	Sep. Rev.	Joint Secy. / Secretary.	M.4.	M.3.	M.2	M.1.
		✓							
		✓							

1. Open file seen by

2. Final draft seen by

3. Now circulated to

4. Initials.

23/10

Passed for record.

~~Secretary.~~
Joint Secretary.

~~A.S. (C.W.)~~

A.S. (L.R.) 1/11/38

~~A.S. (Sett).~~

A.S. (Excise)

A.D.S & D.R.

~~I.A.~~

NOTE:- Entries not required to be scored out.